| 142.0 | 0001 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 907,500 / 907,500 |
| | | | | | USE VALUE: | 907,500 / 907,500 |
| | | | | | ASSESSED: | 907,500 / 907,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 122 | | MT. VERNON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FITZSIMMONS DONALD B--ETAL |
| Owner 2: | FITZSIMMONS ALYSON H |
| Owner 3: | |
| Street 1: | 122 MOUNT VERNON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,635 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 2207 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7635.000 | 384,500 | 3,800 | 519,200 | 907,500 |
| Total Card | 0.175 | 384,500 | 3,800 | 519,200 | 907,500 |
| Total Parcel | 0.175 | 384,500 | 3,800 | 519,200 | 907,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.19 | /Parcel: 411.1

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91233
GIS Ref:
GIS Ref:
Insp Date: 05/10/18

## PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 384,600 | 3800 | 7,635. | 519,200 | 907,600 | 907,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 286,800 | 3900 | 7,635. | 486,800 | 777,500 | 777,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 296,200 | 3900 | 7,635. | 402,400 | 702,500 | 702,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 296,200 | 3900 | 7,635. | 370,000 | 670,100 | 670,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 296,200 | 3900 | 7,635. | 337,500 | 637,600 | 637,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 257,300 | 3900 | 7,635. | 331,000 | 592,200 | 592,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 257,300 | 3900 | 7,635. | 307,600 | 568,800 | 568,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 255,000 | 3900 | 7,635. | 292,700 | 551,600 | 551,600 | | 12/13/2012 |

!10952!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:11:07 |

## LAST REV

| Date | Time |
|---|---|
| 06/11/18 | 11:19:56 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10952

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 20246-540 | | 3/1/1990 | | 223,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/12/2013 | 843 | Addition | 25,000 | | | | | |
| 3/26/2013 | 420 | Redo Kit | 33,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/10/2018 | Meas/Inspect | BS | Barbara S |
| 4/30/2014 | External Ins | PC | PHIL C |
| 7/12/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/23/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/3/2009 | Measured | 345 | PATRIOT |
| 11/10/1999 | Meas/Inspect | 256 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 91233 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7635 | | Sq. Ft. | Site | | 0 | 80. | 0.85 | 9 | | | | | | | | | 519,241 | | | | | | 519,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.17528 | Total SF/SM: | 7635 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 519,241 | Spl Credit | | Total: | 519,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.23724830 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 153.094 |
| Other Features: | 81000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 428981 |
| Depreciation: | 46330 |
| Depreciated Total: | 382651 |

## COMMENTS

648-3525.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

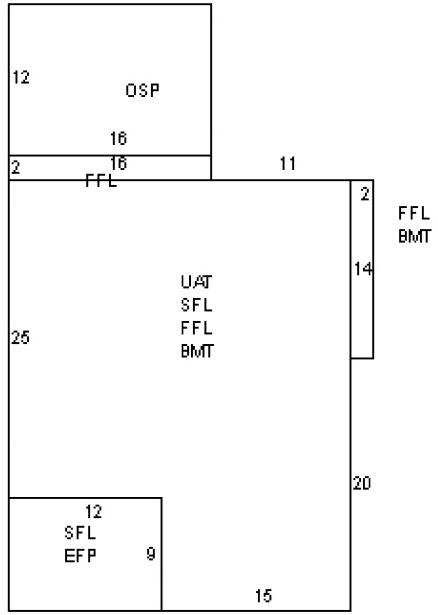
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 153.09 |
| Special Features: | 1800 | Val/Su Net: | 122.88 |
| Final Total: | 384500 | Val/Su SzAd | 215.04 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 918 | 153.090 | 140,540 |
| FFL | First Floor | 870 | 153.090 | 133,192 |
| BMT | Basement | 838 | 60.850 | 50,996 |
| UAT | Upper Attic | 203 | 61.240 | 12,401 |
| OSP | Screen Porch | 192 | 27.320 | 5,246 |
| EFP | Enclos Porch | 108 | 51.900 | 5,606 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,129 | | | Total: | 347,981 |
| Size Ad | 1788 | Gross Are | 3736 | FinArea | 2207 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

142.0-0001-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X18 | A | AV | 1950 | 26.57 | T | 40 | 101 | | | 3,400 | | | 3,400 |
| 19 | Patio | D | Y | 1 | 10X16 | A | AV | 1970 | 4.59 | T | 39.2 | 101 | | | 400 | | | 400 |
| 96 | Whirl Pool | D | S | 1 | 4 | A | AV | 2005 | 500.00 | T | 11.2 | 101 | | | 1,800 | | | 1,800 |

| More: | N | Total Yard Items: | 3,800 | Total Special Featues: | 1,800 | Total: | 5,600 |
|---|---|---|---|---|---|---|---|